



Fairfax County, Virginia

BOARD OF SUPERVISORS

DRAFT AGENDA

Tuesday
November 18, 2014

Note: This draft agenda is produced two weeks prior to the Board Meeting and is subject to change. A final agenda is available for review in the Office of the Clerk to the Board and at <http://www.fairfaxcounty.gov/government/board/meetings/> by the Friday prior to each Tuesday meeting.

9:30 Presentations
10:30 Presentation of the Environmental Quality Advisory Council (EQAC) Annual Report
10:45 Appointments
10:55 Items Presented by the County Executive
11:05 Matters Presented by Board Members
12:00 Closed Session

3:00 p.m. Public hearing to receive comment from citizens on the proposed legislative program that the County will present to the 2015 Virginia General Assembly. The Board is scheduled to vote on the legislative program on Tuesday, December 2, 2014.

Copies of the proposed legislative program will be available on Thursday, November 13, 2014, at: <http://www.fairfaxcounty.gov/government/board/> or in the Office of the Clerk to the Board, 12000 Government Center Parkway, Suite 533, Fairfax, Virginia 22035-0072.

3:00 p.m. Public hearing on RZ 2014-PR-006 - TRUSTEES OF FIRST BAPTIST CHURCH OF MERRIFIELD, RZ Appl. to rezone from R-3 and HC to C-3 and HC, to permit an expansion of an existing place of worship (church), nursery school, and childcare, with an overall Floor Area Ratio (FAR) of 0.44. Located on the S. side of Porter Rd., approx. 200 ft. E. of its intersection with Gallows Rd., approx. 1.69 ac. of land. Comp. Plan Rec: Mixed Use. Providence District. Tax Map 49-4 ((1)) 36, 37 and 37A; 49-4 ((3)) 8, 8A and 9.

3:00 p.m. Public hearing on RZ 2014-MA-003 - MARKHAM PLACE LLC, RZ Appl. to rezone from PDC, CRD, HC, and SC to PRM, CRD, HC, and SC to permit mixed use development, waivers and modifications in a CRD with an overall Floor Area Ratio (FAR) of 2.42, and a waiver #4604-WPFM-002-1 to allow underground storm water detention facility in residential development. Located on the E. side of Markham St., approx. 263 ft. N. of its intersection with Little River Tnpk. on approx. 3.44 ac. of land. Comp. Plan Rec: Mixed Use. Mason District. Tax Map 71-1 ((20)) 2.

3:00 p.m. Public hearing on RZ 2014-BR-007 - NVR, INC., RZ Appl. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.88 du/ac. Located in the S.E. quadrant of the intersection of Lee Hwy. and Forest Hill Dr., on approx. 13.88 ac. of land. Comp. Plan Rec: 1-3 du/ac. Braddock District. Tax Map 56 2 ((4)) 1; 56-2 ((1)) 54, 55, 57, 58 and 59.

3:00 p.m. Public hearing regarding the proposed ordinance approving the Regional Joint Action Agreement for the Northern Virginia Long-Term Care Ombudsman Program by and among the counties of Fairfax, Loudoun, and Arlington, as well as the City of Alexandria. Questions regarding this proposed ordinance may be directed to the Northern Virginia Long-Term Care Ombudsman Program, 703-324-5861.

3:00 p.m. Public Hearing on RZ 2013-PR-009 - TYSONS WESTPARK, L.C., RZ Appl. to rezone from C-7, HC and SC to PTC, HC and SC to permit mixed use development with an overall floor area ratio (FAR) up to 6.37 to approve the conceptual plans, and to approve waiver # 826-WPFM-002-1 to permit the location of underground storm water management facilities in a residential development. Located in the S.E. quadrant of the intersection of Leesburg Pi. and Westpark Dr. on approx. 5.37 ac. of land. Comp. Plan Rec: Residential Mixed Use. Providence District. Tax Map 29-3 ((15)) 8.

3:30 p.m. Public hearing on SE 2014-SU-016 - MAI-HUONG THI NGUYEN / HELEN HOME DAYCARE L.L.C., SE Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 13506 Ridge Rock Dr., Chantilly, 20151, on approx. 13,860 sq. ft. of land zoned PDH-2 and WS. Sully District. Tax Map 44-4 ((2)) 193.

3:30 p.m. Public hearing on RZ 2014-PR-004 - AMHERST PROPERTY LLC, RZ Appl. to rezone from C-3 to PTC to permit mixed use with an overall density of 1.8, which includes bonus density for workforce housing, and a waiver # 25530-WPFM-001-1 to permit the location of underground stormwater management facilities in a residential area. Located W. of Jones Branch Dr., approx. 400 ft. N. of its intersection with Westpark Dr., on approx. 5.75 ac. of land. Comp. Plan Rec: Mixed Use and park/open space. Providence District. Tax Map 29-4 ((7)) 6 and 7B pt. (Concurrent with PCA 88-D-005-08).

3:30 p.m. Public hearing on PCA 88-D-005-08 - AMHERST PROPERTY LLC., PCA Appl. to amend the proffers for RZ 88 D-005 previously approved for office use to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.8, which includes bonus density for workforce dwelling units. Located W. of Jones Branch Dr., approx. 400 ft. N. of its intersection with Westpark Dr., on approx. 5.75 ac. of land zoned C 3. Comp. Plan Rec: Mixed Use and park/open space. Providence District. Tax Map 29-4 ((7)) 6 and 7B pt. (Concurrent with RZ/FDP 2014-PR-004).

3:30 p.m. Public hearing on SE 2014-MV-028 - EJIGAYEHU AYALEW (JC'S CHILD CARE), SE Appl. under Sect(s). 6 105 of the Zoning Ordinance to permit a home child care facility. Located at 9607 Sloway Coast Dr., Lorton, 22079, on approx. 4,330 sq. ft. of land zoned PDH-4. Mt. Vernon District. Tax Map 107-3 ((6)) 182.

3:30 p.m. Public hearing on SE 2014-MV-029 - NEGAT H. IEHDEGO/NEGAT'S HOME CHILD CARE, SE Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 8940 Singleleaf Cir., Lorton, 22079, on approx. 1,598 sq. ft. of land zoned PDH-4. Mt. Vernon District. Tax Map 107-2 ((8)) (E) 31.

4:00 p.m. Public hearing on SE 2014-MV-020 - KAUSAR S. MIRZA D/B/A FUNLAND MINI CENTER, SE Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 9078 Furey Rd., Lorton, 22079, on approx. 6,021 sq. ft. of land zoned PDH-12. Mt. Vernon District. Tax Map 107-2 ((12)) 228 A.

4:00 p.m. Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment 2014-I-A1 concerns approx. 4.6 acres located at 5285 Port Royal Road (Tax Map Parcels 70-4 ((10)) 503 and 503A) in the Braddock Supervisor District. The subject area is planned for lower intensity industrial uses up to an intensity of 0.30 Floor Area Ratio (FAR). The amendment will consider the conversion of a portion of the existing warehouse to a self-storage use, which could result in an overall intensity up to 1.0 FAR, and the future inclusion of residential uses on this property. Recommendations relating to the transportation network may also be modified. Copies of the staff report for the proposed amendment may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm> . Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703-324-1380.

4:00 p.m. Public hearing on proposed revisions to sections 84.1-6-3 and 84.1-9-1 of the Code of Fairfax County to permanently increase taxicab rates and revise penalty provisions. The proposed revisions increase the initial charge from \$3.25 to \$3.50, increase the mileage rate from \$2.10 per mile to \$2.16 per mile, revise the billing increment from one-seventh (1/7th) of a mile to one-sixth (1/6th) of a mile, change the waiting-time increment and rate from \$0.30 per 51 seconds to \$0.36 per 61 seconds, and revise general penalties to conform to state law. The proposed revisions increase the average taxicab trip of seven miles by approximately 3.5 percent.

4:00 p.m. Public hearing on the matter of the Issuance of a County Revenue Bond to Finance Silver Line Parking Garages Through the Fairfax County Economic Development Authority (EDA). Applicable law provides that before the final authorization of the issuance of any bonds by the County, the Board shall hold a public hearing on the proposed bond issue. The County proposes issuing bond(s) in the maximum amount of \$142,000,000. The proposed use of the bond is to evidence the County's obligation to repay the County's indebtedness to the EDA arising from the construction of two new parking garages, at the Herndon and Innovation Center Metrorail Stations. Specifically, as part of the funding of Phase II of the Silver Line, the County agreed to use its best efforts to construct two new parking garages at the to-be-built Herndon and Innovation Center Metrorail Stations. Under the proposed plan of finance, the Fairfax County EDA would issue Metrorail Parking System Project Revenue Bonds and the proceeds of these bonds would then be loaned to the County pursuant to the terms of a loan agreement and the County revenue bond. The loaned proceeds would be used by the County to pay the capital costs associated with the construction of the parking garages. The County would repay the EDA using a combination of parking surcharge revenues from the existing Metrorail Parking Facilities and revenues from the new Metrorail Parking Facilities in Fairfax County.

4:00 p.m. Public hearing on RZ 2014-SP-005 - CHRISTOPHER LAND, LLC., RZ to rezone from R-1 to PDH 2 to permit residential development with an overall density of 1.55 du/ac. Located on the E. side of Gambrell Rd., approx. 750 ft. N. of its intersection with Pohick Rd., on approx. 4.51 ac. of land. Comp. Plan Rec: 2-3 du/ac. Springfield District. Tax Map 98-1 ((1)) 44.

4:30 p.m. Public hearing on SE 2014-SU-044 - GITA D. KUMAR/PEEK A BOO CHILD CARE INC., SE Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 5642 Powers Ln., Centreville, 20120, on approx. 4,334 sq. ft. of land zoned PDH-8, HC and WS. Sully District. Tax Map 54-4 ((26)) 201.

4:30 p.m. Public hearing on SE 2014-SU-042 - MONTESSORI MANSION/NAIMA QADIR DAR, SE Appl. under Sect(s). 6 105 of the Zoning Ordinance to permit a home child care facility. Located at 14018 Rose Lodge Pl., Chantilly, 20151, on approx. 8,793 sq. ft. of land zoned PDH-2 and WS. Sully District. Tax Map 44-2 ((20)) 32.

4:30 p.m. Public hearing on SE 2014-SU-031 - MARY GRAY/ELF EXPLORING, LEARNING & FUN, SE Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 4180 Whitlow Pl., Chantilly, 20151, on approx. 4,228 sq. ft. of land zoned PDH-20 and WS. Sully District. Tax Map 44-2 ((23)) 22.

4:30 p.m. Public hearing on SE 2014-BR-039 - RATI KC D/B/A MRS. RATI'S FAMILY HOME DAYCARE, SE Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 10639 John Ayres Dr., Fairfax, 22032, on approx. 11,397 sq. ft. of land zoned PDH-3. Braddock District. Tax Map 77-1 ((12)) 182.

5:00 p.m. Public hearing on SEA 94-M-047-02 - HOME DEPOT U.S.A., INC., SEA Appl. under Sect(s). 7-607, 9-501, 9-620, and 9-622 of the Zoning Ordinance to amend SE 94-M-047 previously approved for fast food restaurant; fast food restaurant with drive-through window; drive-in financial institution in a highway corridor overlay district; reduction in land area; waiver of certain sign regulations; modification and waivers in a CRD to permit an expansion of an existing retail sales establishment – large and site modifications. Located at 6210 Seven Corners Center, Falls Church, 22044, on approx. 30.69 ac. of land zoned C-7, CRD, H-C, and SC. Mason District. Tax Map 51-3 ((16)) (B) 1 A and 51-3 ((1)) 29 A.

5:00 p.m. Public hearing to consider the amendment to a lease of Board-owned property in the Dranesville Magisterial District, located at located at 1311 Spring Hill Road and identified by Tax Map No. 0291 20 C, to McLean Youth Athletics.

5:00 p.m. Public hearing to consider the adoption of an amendment to The Code of the County of Fairfax, Virginia (Fairfax County Code), which will be set forth in Appendix M to establish the Old Columbia Pike Community Parking District (CPD). The proposed CPD would be established in accordance with and be subject to the provisions set forth in Article 5B of Chapter 82 of the Fairfax County Code; encompass Old Columbia Pike from the western boundary of 4500 Old Columbia Pike to the eastern boundary of 4308 Columbia Pike, north side only, and from Little River Turnpike to Elmdale Road, south side only; and at all times prohibit the parking of watercraft, boat trailers, motor homes, camping trailers, any other trailer or semi-trailer, regardless of whether such trailer or semi-trailer is attached to another vehicle; any vehicle with three or more axles; any vehicle that has a gross vehicle weight rating of 12,000 or more pounds except school buses used on a current and regular basis to transport students; any vehicle designed to transport 16 or more passengers including the driver, except school buses used on a current and regular basis to transport students; and any vehicle of any size that is being used in the transportation of hazardous materials as defined in Virginia Code § 46.2-341.4. No such CPD shall apply to (i) any commercial vehicle when discharging passengers or when temporarily parked pursuant to the performance of work or service at a particular location or (ii) utility generators located on trailers and being used to power network facilities during a loss of commercial power or (iii) restricted vehicles temporarily parked on a public street within any such CPD for a maximum of 48 hours for the purpose of loading, unloading, or preparing for a trip or (iv) restricted vehicles that are temporarily parked on a public street within any such CPD for use by federal, state, or local public agencies to provide services. Questions regarding this proposed amendment may be directed to the Fairfax County Department of Transportation at 703-877-5600.

5:00 p.m. Public hearing to consider the adoption of Chapter 125 (Resident Curator Program Ordinance) to The Code of the County of Fairfax, Virginia. Pursuant to Virginia Code Section 15.2-2306(A)(4), the amendment proposes to add Chapter 125 (Resident Curator Program Ordinance) to the County Code to establish a resident curator program. Va. Code Section 15.2-2306(A)(4) enables localities to create, by ordinance, "a resident curator program such that private entities through lease or other contract may be engaged to manage, preserve, maintain, or operate, including the option to reside in, any such historic area, property, lands or estate owned or leased by the locality." This program, designed to preserve and maintain historic properties owned or leased by Fairfax County, or the Fairfax County Park Authority, will lease historic properties located throughout Fairfax County to individuals or businesses subject to regulations established by the County Executive or his designee. Such regulations will require that resident curators maintain and improve the leased properties according to the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Park 68 (2013), as amended. Additionally, all leases for historic properties included with the resident curator program will provide for public access consistent with the historic property's nature and use. Copies of the staff report may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/historic/rcpstaffreport.pdf> .

5:30 p.m. Public hearing to consider an ordinance to amend and readopt Fairfax County Code Sections 7-2-4, 7-2-8, 7-2-12, and 7-2-13 to (1) divide Little Run, Holmes, and Skyline precincts to form three new precincts and establish polling places; (2) adjust the boundary between Belvoir and Woodlawn precincts; (3) adjust the boundary between Centre Ridge and London Towne No. 2 precincts; (4) rename London Towne No. 1 and London Towne No. 2 precincts and establish a new polling place; (5) relocate the polling places for Terraset and Thoreau precincts; and (7) to readopt the descriptions of Marshall and Westhampton precincts to conform to the adjusted boundary line between Fairfax County and the City of Falls Church. Virginia Code permits the governing body of each county and city to establish by ordinance as many precincts as it deems necessary with one polling place for each precinct. The Board of Supervisors is authorized to change precinct boundaries and polling place locations subject to the requirements of Virginia Code Sections 24.2-305, 24.2-307, 24.2-310 and 24.2-310.1. As required by Code, the General Registrar will send new Virginia Voter Information Cards to all active registered voters who are affected by a change in their polling place. The proposed ordinance would amend Chapter 7 of the Fairfax County Code to (1) divide the Little Run precinct to create a new precinct to be named "Olde Creek" and to establish its polling place at the Olde Creek Elementary School, located at 9524 Old Creek Drive, Fairfax; (2) move the polling place for Terraset precinct from Terraset Elementary School to Hughes Middle school, located at 11401 Ridge Heights Road, Reston; (3) readopt the description of Westhampton precinct; (4) divide the Skyline precinct to create a new precinct to be named "Crossroads" and establish its polling place at Goodwin House Bailey's Crossroads, located at 3440 South Jefferson Street, Falls Church, and move the polling place for Skyline precinct to Three Skyline Place, located at 5201 Leesburg Pike, Falls Church; (5) divide the Holmes precinct along the Congressional District boundary to create new precincts named "Holmes No. 1" and "Holmes No. 2" and establish their polling places at Baileys Elementary School, located at 5920 Summers Lane, Falls Church; (6) adjust the boundary between Belvoir and Woodlawn precincts to redistribute the voting population; (7) readopt the description of Marshall precinct; (8) temporarily move the polling place for Thoreau precinct to the Church of All Nations located at 8526 Amanda Place, Vienna; (9) adjust the boundary between Centre Ridge and London Towne No. 2 precincts to redistribute the voting population, change the name of London Towne No. 2 to "Spindle" and establish its polling place at the Centreville Regional Library, located at 14200 St. Germain Drive, Centreville; and (10) change the name of London Towne No. 1 precinct to "London Towne." A copy of the full text of the proposed ordinances, the proposed maps and precinct descriptions, and other information related to this proposal are

available for public inspection online at:

<http://www.fairfaxcounty.gov/elections/pcts/1afebattachmentsforfeb29electionsadminitemrevised.pdf>

5:30 p.m. Public hearing on RZ 2014-PR-013 - TYSONS WEST ASSEMBLAGE, LLC., RZ Appl. to rezone from I-4 and HC to I-4, C-8 and HC to permit industrial and commercial uses with an overall Floor Area Ratio (FAR) of 0.48 and a waiver of open space requirements. Located on the N. side of Tyco Rd., E. of its intersection with Leesburg Pike, 22182, on approx. 7.08 ac. of land. Comp. Plan Rec: Residential Mixed Use, park/ open space, office. Providence District. Tax Map 29-1 ((25)) 1 and 2. (Concurrent with SE 2014-PR-040).

5:30 p.m. Public hearing on SE 2014-PR-040 - TYSONS WEST ASSEMBLAGE, LLC., SE Appl. under Sect(s). 4-804 and 9-501 of the Zoning Ordinance to permit vehicle sales, rental and ancillary service establishment. Located at 8500 Tyco Rd., Vienna, 22182, on approx. 2.59 ac. of land zoned C-8 and HC. Providence District. Tax Map 29-1 ((25)) 1pt. (Concurrent with RZ 2014 PR-013).

5:30 p.m. Public hearing on PCA 88-S-022 - UNION MILL ASSOCIATES LIMITED PARTNERSHIP, PCA Appl. to amend the proffers for RZ 88-S-022 previously approved for community retail to permit modification of proffers with an overall Floor Area Ratio (FAR) of .17. Located in the N.W. quadrant of the intersection of Union Mill Rd. and Braddock Rd., on approx. 16.37 ac. of land zoned C-6 and WS. Comp. Plan Rec: retail and other. Sully District. Tax Map 55-3 ((1)) 47A, 47B, 47C, 47F; 66-1 ((1)) 16D, 16E, and 16G.

All persons wishing to present their views on these subjects may call the Office of the Clerk to the Board at 703-324-3151 to be placed on the Speakers List, or may appear and be heard. As required by law, copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Office of the Clerk to the Board of Supervisors, Suite 533 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. For the convenience of the public, copies may also be distributed to the County's Regional and Community Public Libraries.



Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Open captioning will be provided in the Board Auditorium. For sign language interpreters or other accommodations, please call the Clerk's Office, 703-324-3151, TTY: 703-324-3903, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.